(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 20th day of September, 2016.

Notary Public
My commission expires 3-9-20

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Erikka N. Elliott 1046 44th Avenue North Nashville, TN 37209-1529	New Owner	091-08-0-032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry L. Kemp and wife, Tammy L. Kemp,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Erikka N. Elliott, unmarried and Clark H. Elliott and Brenda R. Elliott, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of L.H. Davis Subdivision of Lot No. 41 Clifton Plan of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Terry L. Kemp and wife, Tammy L. Kemp by Quitclaim deed from Terry L. Kemp and Scott W. Kemp, both married of record in Instrument No. 20160701-0067852 Register's Office for Davidson County, Tennessee, dated June 22, 2016 and recorded on July 01, 2016.

This property is improved property known as **1046 44th Avenue North, Nashville, TN, 37209-1529.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160084219 DEEDWARR
Recvd: 09/26/16 10:52 2 pgs
Fees:13.00 Taxes:610.50
20160926-0101079

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 20th day of September, 2016.

Terry L. Kemp

Terry L. Kemp

Tammy L. Kemp

Tammy L. Kemp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terry L. Kemp and Tammy L. Kemp** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 20th day of September, 2016.

Notary Public

TREY CAIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2016084718